

**July 15, 2005**

**SUBJECT:** A report and recommendation on two permanent aerial easements over Gano Street between Main Street and Bodman Alley to Alice Henry, Inc. for the location of balconies, which aerial interests are not needed for any municipal purpose.

**BACKGROUND:**

Alice Henry, Inc. owns the property at 619 Main Street, also known as the Fort Washington Hotel, which is being converted from a Single Room Occupancy hotel into a condominium project (Attachment 1). The condominiums have two sets of balconies that extend over Gano Street that require aerial easements (Attachment 2).

Alice Henry, Inc. has deposited \$2,700.00, the appraised fair market value of the easements.

The easements shall be subject to the following conditions:

- 1) No billboards, signs or banners may be erected or located within the aerial easements.
- 2) All costs to relocate or adjust any utilities necessitated by the construction of the balconies shall be borne by Alice Henry, Inc.
- 3) All structures extending into the aerial easements, including, without limitation, balconies, must be a minimum of 14.00 feet over Gano Street.
- 4) No supporting posts or columns may be constructed or installed that extend down to ground or below-ground level.
- 5) All interest in the surface, subsurface and aerial rights below the elevation of 566 feet and above the elevation of 630 feet shall remain with the City.

The subject property is located in a district zoned DD-C (Downtown Development- Support) which permits a mix of professional and governmental offices, residential, commercial, public, semi-public and limited industrial uses. The property is also located in the Main Street Historic District.

**EXISTING PLANS:**

The Cincinnati 2000 Plan Review Committee (1990) recommends the development of housing units in the central business district. The Review Committee specifically targeted the city block bounded by Main and Walnut, Sixth and Seventh Streets as a major activity center for retail and entertainment.

**CONCLUSION:**

1. Residential opportunities are recommended in the Central Business District by the Cincinnati 2000 Plan Review Committee.
2. The aerial interests are not needed for any municipal purpose.
3. The easement is supplementing a use that is permitted in the area's zoning district.

**RECOMMENDATION:**

Department of Community Development and Planning staff recommend that City Planning Commission take the following action:

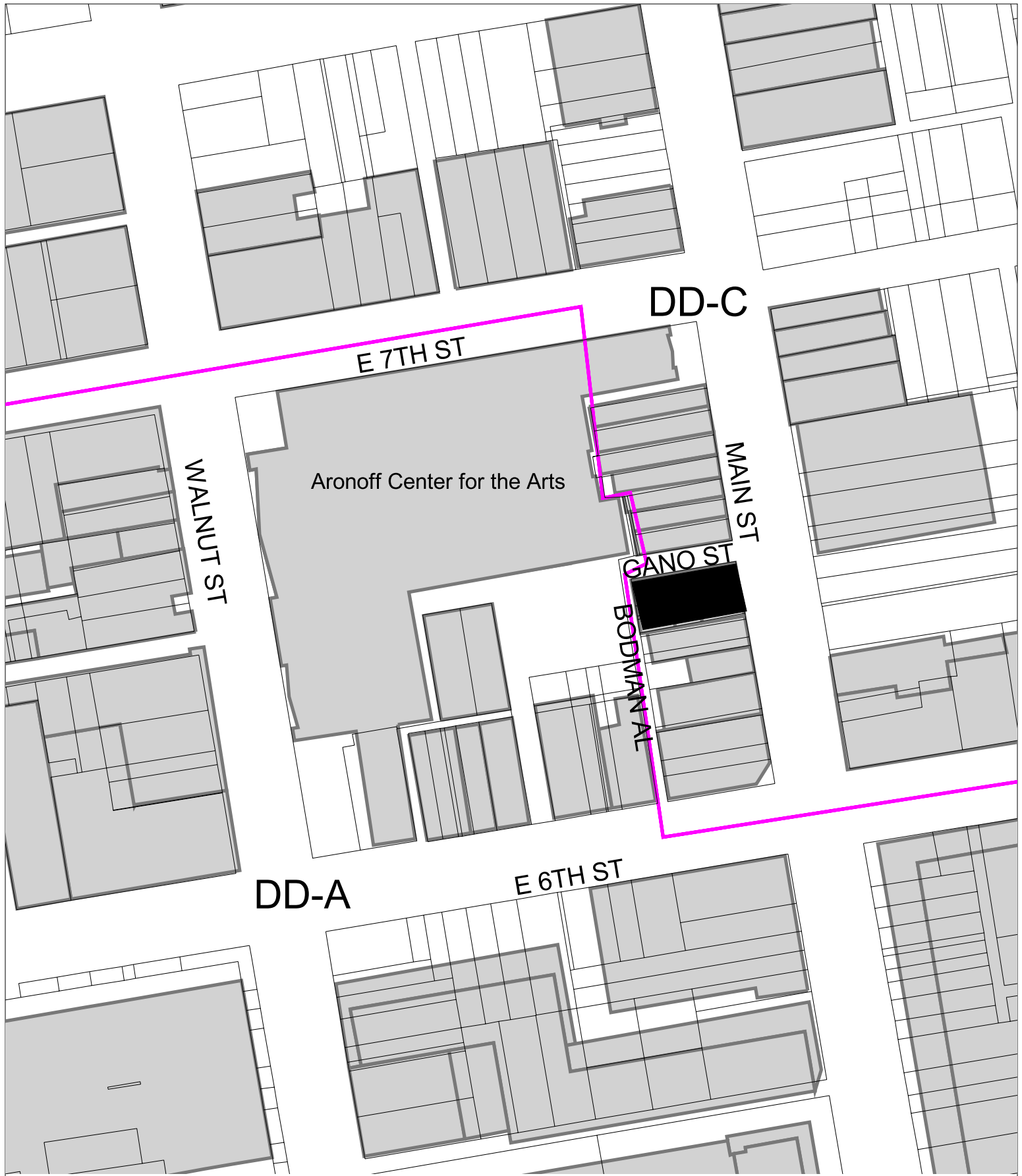
AUTHORIZE the grant of two permanent aerial easements over Gano Street between Main Street and Bodman Alley to Alice Henry, Inc. for the location of balconies, which aerial interests are not needed for any municipal purpose.

APPROVED:



Respectfully submitted,

Margaret A. Wuerstle, AICP  
Chief Planner

Jennifer Walke  
City Planner



**619 Main Street- Fort Washington Hotel**  
**Two proposed aerial easements above Gano Street**

-  619 Main Street
-  Buildings
-  Parcel Polygons
-  Zoning

70 0 70 140 Feet

